

# **Town Board Minutes**

## **The Municipal Review Committee**

**December 15, 2014**

**Meeting No. 35**

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15th day of December 2014, at 6:00 PM and there were

**PRESENT:**                JOHN ABRAHAM, COUNCIL MEMBER  
                              MARK AQUINO, COUNCIL MEMBER  
                              \* RONALD RUFFINO, COUNCIL MEMBER  
                              DONNA STEMPIAK, COUNCIL MEMBER  
                              DINO FUDOLI, SUPERVISOR  
                              REBECCA ANDERSON, PLANNING BOARD MEMBER  
                              \*\* ANTHONY GORSKI, PLANNING BOARD MEMBER  
                              JOSEPH KEEFE, PLANNING BOARD MEMBER  
                              LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
                              MELVIN SZYMANSKI, PLANNING BOARD MEMBER  
                              NEIL CONNELLY, PLANNING BOARD CHAIRMAN

\* 6:05 PM Arrival

\* \* 6:11 PM Arrival

**ABSENT:**                KRISTIN MCCRACKEN, PLANNING BOARD MEMBER

**ALSO PRESENT:**    JOHANNA COLEMAN, TOWN CLERK  
                              JOHN DUDZIAK, TOWN ATTORNEY  
                              JEFFREY SIMME, CODE ENFORCEMENT OFFICER  
                              ROBERT HARRIS, ENGINEER, WM. SCHUTT & ASSOCIATES

### **PURPOSE OF MEETING:**

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY  
REVIEW (SEQR) OF THE**

**FAIRWAYS AT LANCASTER**

The Municipal Review Committee reviewed the Long Environmental Assessment Form on the Fairways at Lancaster matter with an item for item review and discussion of the project impact and magnitude as outlined on the Long Environmental Assessment Form entitled “Part 2 Project Impacts and Their Magnitude” which was provided to each member.

**PLEASE TAKE NOTICE**, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is a Type 1 action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
John Dudziak, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 27.5 acres.

The location of the premises being reviewed is 00 & 5354 Genesee Street, Lancaster, New York 14086, Erie County.

This project is described as the rezoning of approximately 27.5 acres of land to MFR -3 to support the development of 76 Senior Townhome units. The site is formerly the Harris Hill Golf Center.

THE FOLLOWING MOTION WAS OFFERED  
BY COUNCIL MEMBER STEMPIAK, WHO  
MOVED ITS ADOPTION,      SECONDED BY  
SUPERVISOR FUDOLI,              TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Fairways at Lancaster identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project, and issue the following Negative Declaration.

## **REASONS SUPPORTING RECOMMENDATION**

### **1. Impact on land**

- A small impact is noted. Construction will take place on land where the depth to the water table is less than three feet, on slopes greater than fifteen percent and within four to six feet depth to bedrock.

### **2. Impact on Geological Features: None**

### **3. Impacts on Surface Water**

- A small impact is noted. A retention pond (wet pond) will be created and pesticides will be utilized for lawn care.

### **4. Impact on Groundwater: None**

### **5. Impact on Flooding**

- A small impact is noted. The development will occur within a 100 year and 500 year floodplain and may require modifications of existing drainage patterns. It is noted that flood water flows shall be mitigated through proper design.

### **6. Impact on Air: None**

### **7. Impact on Plants and Animals: None**

### **8. Impact on Agricultural Resources: None**

### **9. Impact on Aesthetic Resources: None**

### **10. Impact on Historic and Archeological Resources**

- A small impact is noted. According to the NYS Office of Parks, Recreation and Historic Preservation Map, the project site is within an archaeological sensitive area.

### **11. Impact on Open Space and Recreation**

- A small impact is noted. The development will result in the loss of a recreational resource.

### **12. Impact on Critical Environmental Areas**

- The Town of Lancaster has not established a Critical Environmental Area (CEA).

13. Impact on Transportation

- A small impact is noted. While the project will add a small amount of traffic, it is noted that it could exacerbate the traffic situation on Genesee Street.

14. Impact on Energy: None

15. Impact on Noise, Odor and Light: None

16. Impact on Human Health: None

17. Consistency with Community Plans

- A small impact is noted. The development is different from current land use and requires an amendment to the Zoning Code. The committee notes that it may induce secondary development impacts.

18. Consistency with Community Character

- A small impact is noted. The proposed action may create additional demand for Police and Fire services.

and,

BE IT FURTHER

RESOLVED, that the MRC’s recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER AQUINO	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPNIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	VOTED	YES
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCracken	WAS ABSENT	
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The Motion to Recommend was thereupon adopted.

December 15, 2014

**ADJOURNMENT:**

ON MOTION OF COUNCIL MEMBER ABRAHAM AND SECONDED BY COUNCIL MEMBER AQUINO FOR ADJOURNMENT OF THE MEETING, which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER AQUINO	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPNIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	VOTED	YES
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCRACKEN	WAS ABSENT	
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The meeting was adjourned at 6:25 P.M.

Signed \_\_\_\_\_  
Johanna M. Coleman, Town Clerk